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ALACHUA COUNTY
BOARD OF COUNTY COMMISSIONERS

ORDINANCE 11-
(Unified Land Development Code Amendment)

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AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY FLORIDA AMENDING THE UNIFIED LAND DEVELOPMENT CODE IN THE ALACHUA COUNTY CODE OF ORDINANCES, PART III, RELATING TO THE REGULATION OF THE USE AND DEVELOPMENT OF LAND IN THE UNINCORPORATED AREA OF ALACHUA COUNTY, FLORIDA; INCLUDING AMENDMENTS TO CHAPTER 403 ZONING DISTRICTS, ARTICLE 2 RURAL/AGRICULTURAL DISTRICTS, TABLE 403.04.1 STANDARDS FOR RURAL/AGRICULTURAL ZONING DISTRICTS; PROVIDING A REPEALING CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE AND CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL CONSTRUCTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Alachua County, Florida, is authorized, empowered and directed to adopt land development regulations to implement the Comprehensive Plan and to guide and regulate the growth and development of the County in accordance with the Local Government Comprehensive Planning and Land Development Regulation Act (Section 163.3161 et seq.,) Florida Statutes; and

WHEREAS, the Board of County Commissioners of Alachua County adopted its 2011-2030 Comprehensive Plan, which became effective on July 22, 2011; and

WHEREAS, the Board of County Commissioners of Alachua County adopted its Unified Land Development Code, which became effective on January 30, 2006; and

WHEREAS, the Board of County Commissioners of Alachua County, Florida, wishes to make amendments to the Alachua County Code of Ordinances Part III, Unified Land Development Code, relating to development of land in Alachua County; and

1 WHEREAS, the Board of County Commissioners, acting as the Land Development Regulation
2 Commission, has determined that the land development regulations that are the subject of this
3 ordinance are consistent with the Alachua County Comprehensive Plan; and,

4 WHEREAS, duly noticed public hearings were conducted on such proposed amendments on
5 December 13, 2011 by the Board of County Commissioners, with the hearings being held after 5:00
6 o'clock p.m.;

7 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA
8 COUNTY, FLORIDA:

9 Section 1. Legislative Findings of Fact. The Board of County Commissioners of Alachua
10 County, Florida, finds and declares that all the statements set forth in the preamble of this ordinance
11 are true and correct.

12 Section 2. Unified Land Development Code. The Unified Land Development Code of the
13 Alachua County Code of Ordinances Part III is hereby amended as shown in Exhibit "A" attached
14 hereto.

15 Section 3. Repealing Clause. All ordinances or parts of ordinances in conflict herewith are, to
16 the extent of the conflict, hereby repealed.

17 Section 4. Inclusion in the Code, Scrivener's Error. It is the intention of the Board of County
18 Commissioners of Alachua County, Florida, and it is hereby provided that, at such time as the
19 Development Regulations of Alachua County are codified, the provisions of this ordinance shall
20 become and be made part of the Unified Land Development Code of Alachua County, Florida; that the
21 sections of this ordinance may be renumbered or re-lettered to accomplish such intention, and the
22 word "ordinance" may be changed to "section," "article," or other appropriate designation. The
23 correction of typographical errors that do not affect the intent of the ordinance may be authorized by

1 the County Manager or designee, without public hearing, by filing a corrected or re-codified copy of
2 the same with the Clerk of the Circuit Court.

3 Section 5. Ordinance to be Liberally Construed. This ordinance shall be liberally construed in
4 order to effectively carry out the purposes hereof which are deemed not to adversely affect public
5 health, safety, or welfare.

6 Section 6. Severability. If any section, phrase, sentence or portion of this ordinance is for any
7 reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be
8 deemed a separate, distinct and independent provision, and such holding shall not affect the validity of
9 the remaining portions thereof.

10 Section 7. Effective Date. A certified copy of this ordinance shall be filed with the Department
11 of State by the Clerk of the Board of County Commissioners within ten (10) days after enactment by
12 the Board of County Commissioners, and shall take effect upon filing with the Department of State.

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1 DULY ADOPTED in regular session, this 13th day of December, 2011.

2 BOARD OF COUNTY COMMISSIONERS OF

3 ALACHUA COUNTY, FLORIDA

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5 ATTEST:

6 By: _____
7 Paula M. Delaney, Chair

8 _____
9 J. K. Irby, Clerk

10 APPROVED AS TO FORM

11 _____
12 County Attorney

13 (SEAL)

14 APPROVED AS TO CONTENT

15 _____
16 Steven Lachnicht, Director
17 Growth Management

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Exhibit A
Table 403.04.1
Standards for Rural/Agricultural Districts

Standards	Zoning Districts				
	A	A-RB	SLV-TDR	AG-TDR	RR-TDR
Maximum residential density	1 unit per 5 acres	N/A	1 unit per 40 acres	1 unit per 20 acres	1 unit per 5 acres
Area, min (acres)	3 ¹	1	40	20	5
Area, max(acres)	N/A	3	N/A	N/A	N/A
Width at front building line, min (ft) ²	250	250	500	400	250
Depth, min (ft)	250	N/A	500	250	250
Maximum building coverage (percent of gross land area)	20%	20%	5%	5%	20%
Building Height	Unlimited ³	Unlimited ³	Unlimited ³	Unlimited ³	Unlimited ³
Setbacks⁴					
Front, min (ft)	40	40	100	100	40
Rear, min (ft)	40	40	100	100	40
Interior side, min (ft)	20	20	100	100	20
Street side, min (ft)	40	40	100	100	40
Rear lot line setback – accessory buildings, min (ft)	25	25	50	50	25

N/A=Not Applicable

¹ Lots as small as 1 acre may be permitted upon approval by the Zoning Administrator for the first split of a parent parcel where the density requirements are met. Such lots shall be subject to the dimensional standards in Table 403.04.1.

²The minimum lot width shall not apply to lots that front on a curved street or the curved portion of a cul-de-sac street provided the lot complies with all other lot and setback requirements.

³Building heights are unlimited with the exception of residential structures, which shall not exceed 35 feet in height.

⁴Buildings used for processing, packaging, and agricultural sales, dairy barns, hog pens, poultry houses, kennels or stables shall not be less than 100 feet from all lot or property lines.

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